HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2010

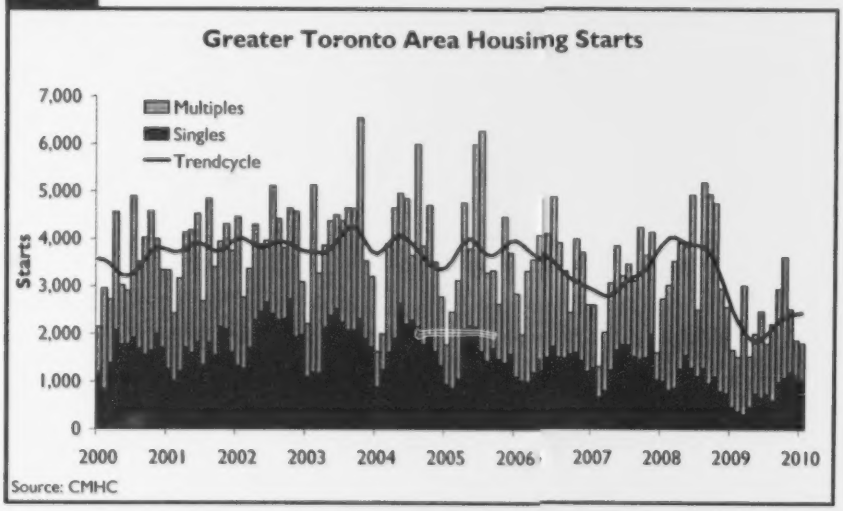
New Home Market

High Rise Starts Weigh Down New Construction

Total housing starts in the Greater Toronto Area (GTA) remained subdued at 1,799 units in January. This total represents an eight per cent increase from the depressed level recorded in the same month in 2009, but is 50 per cent below January levels in 2008 and 2007.

Housing construction was weighed down by muted new high rise starts. The complexity and size of projects coming on stream combined with previously tight financing conditions have resulted in longer preparation times. Furthermore, the recent pick up in apartment completions suggests some builders have shifted their priorities to closing out existing

Figure 1



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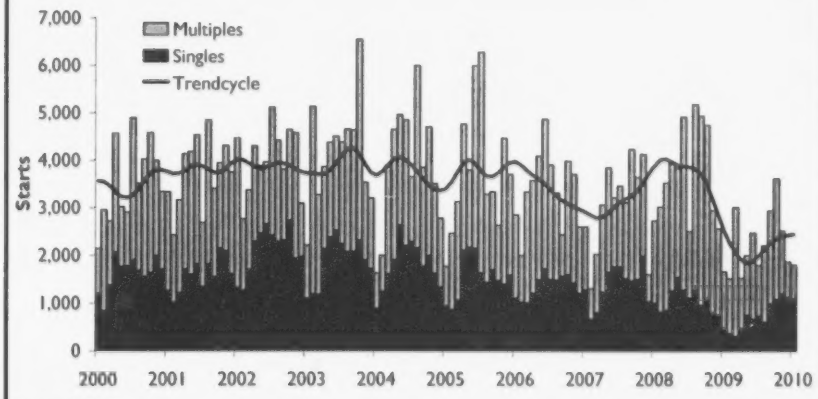
Housing construction was weighed down by muted new high rise starts. The complexity and size of projects coming on stream combined with previously tight financing conditions have resulted in longer preparation times. Furthermore, the recent pick up in apartment completions suggests some builders have shifted their priorities to closing out existing

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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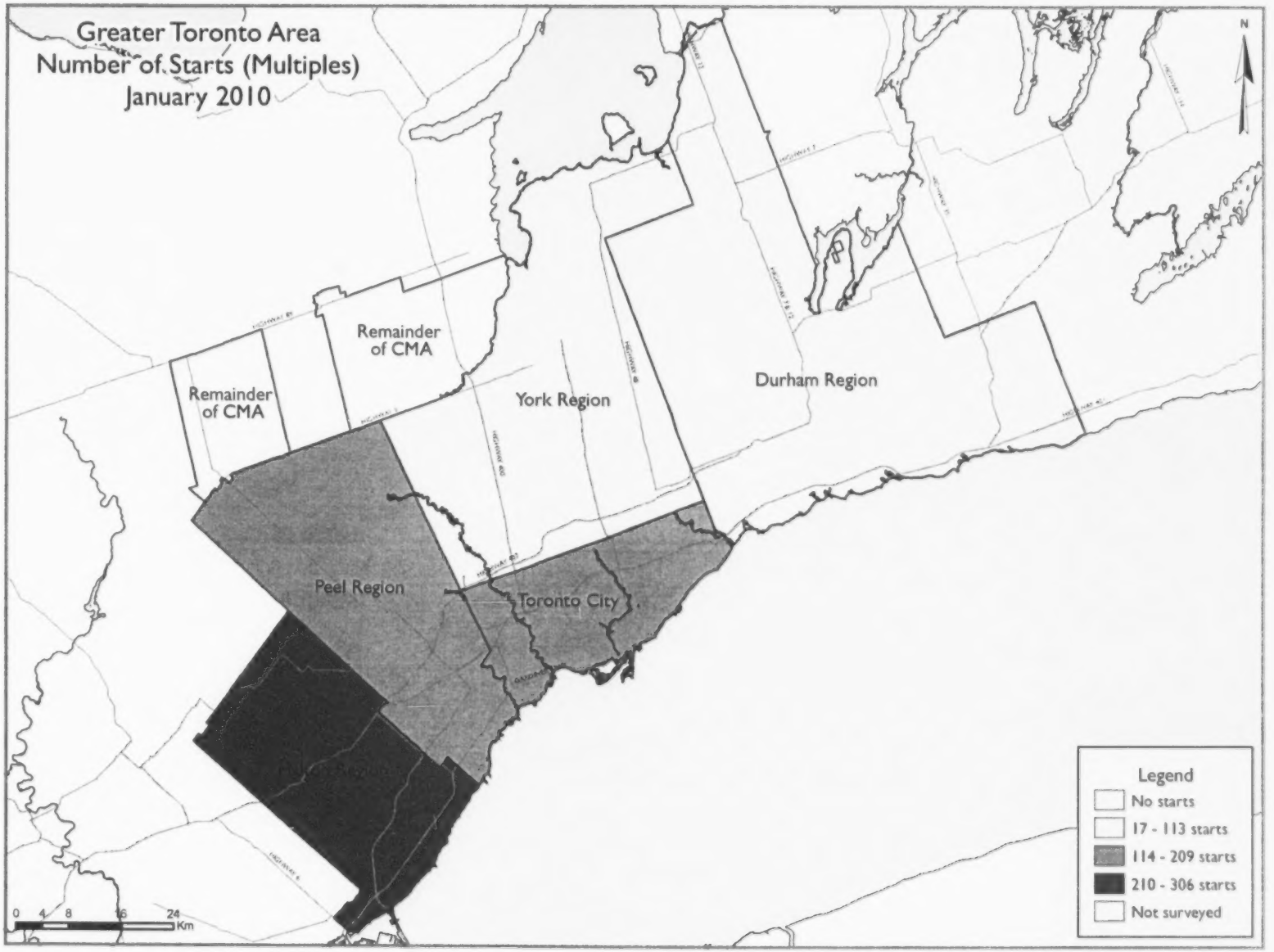
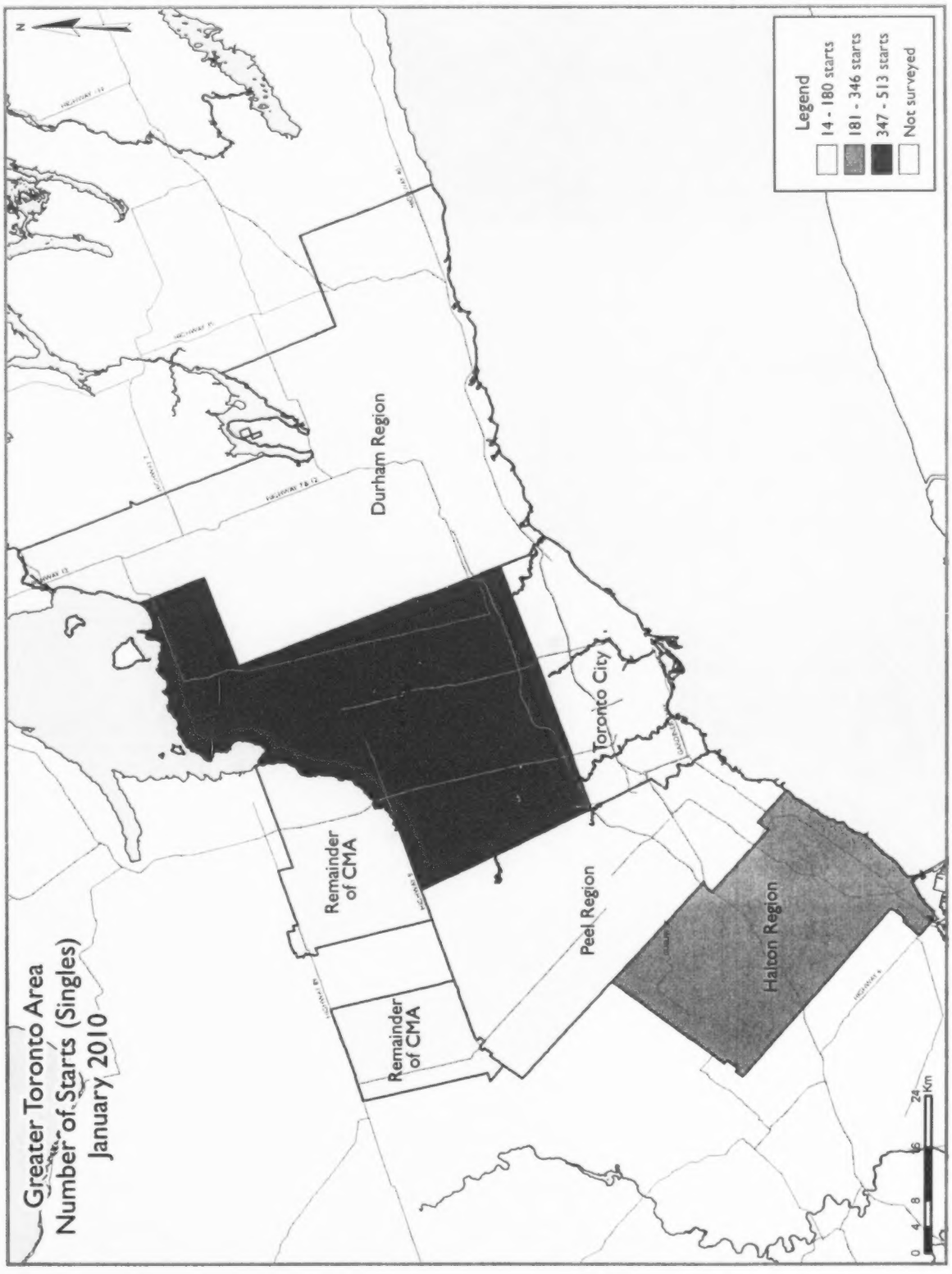
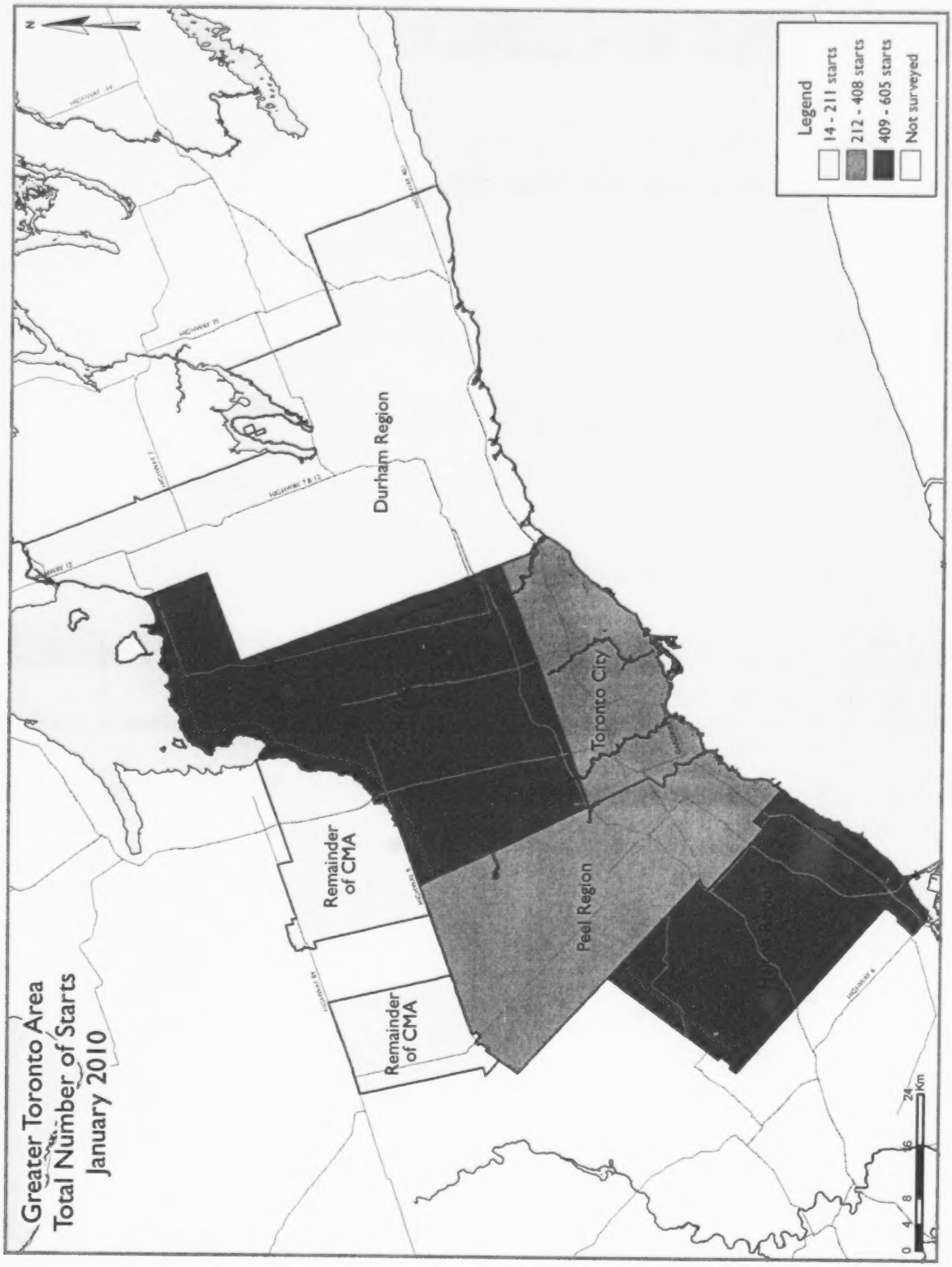
projects. Nonetheless, the near-term outlook for high-rise starts looks positive. Building permits are on the rise, sales at site offices have heated up and preliminary work is underway for several big projects in the city.

The underlying trend for housing starts in the GTA has been supported by strength in single detached construction. Starts for singles have moved higher since the middle of last year and are now at a level not seen in two years.


Greater Toronto Area
Number of Starts (Multiples)
January 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Legend
No starts
17 - 113 starts
114 - 209 starts
210 - 306 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
January 2010
Legend
14 - 180 starts
181 - 346 starts
347 - 513 starts
Not surveyed
N
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January 2010
Legend
14 - 211 starts
212 - 408 starts
409 - 605 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	947	130	141	0	44	150	0	43	1,455
January 2009	451	224	172	0	30	669	0	10	1,556
% Change	110.0	-42.0	-18.0	n/a	46.7	-77.6	n/a	**	-6.5
Year-to-date 2010	947	130	141	0	44	150	0	43	1,455
Year-to-date 2009	451	224	172	0	30	669	0	10	1,556
% Change	110.0	-42.0	-18.0	n/a	46.7	-77.6	n/a	**	-6.5
UNDER CONSTRUCTION									
January 2010	6,851	1,328	2,408	77	805	33,788	8	2,610	47,905
January 2009	6,809	1,902	2,326	67	1,387	35,915	16	1,977	50,399
% Change	0.6	-30.2	3.5	14.9	-42.0	-5.9	-50.0	32.0	-4.9
COMPLETIONS									
January 2010	614	162	66	9	18	1,151	0	85	2,105
January 2009	907	160	290	5	120	791	0	23	2,296
% Change	-32.3	1.3	-77.2	80.0	-85.0	45.5	n/a	**	-8.3
Year-to-date 2010	614	162	66	9	18	1,151	0	85	2,105
Year-to-date 2009	907	160	290	5	120	791	0	23	2,296
% Change	-32.3	1.3	-77.2	80.0	-85.0	45.5	n/a	**	-8.3
COMPLETED & NOT ABSORBED									
January 2010	415	27	117	3	21	379	26	258	1,246
January 2009	601	47	101	0	25	276	16	121	1,187
% Change	-30.9	-42.6	15.8	n/a	-16.0	37.3	62.5	113.2	5.0
ABSORBED									
January 2010	622	172	87	11	18	1 067	0	1	1,978
January 2009	911	168	273	5	116	808	0	17	2,298
% Change	-31.7	2.4	-68.1	120.0	-84.5	32.1	n/a	-94.1	-13.9
Year-to-date 2010	622	172	87	11	18	1,067	0	1	1,978
Year-to-date 2009	911	168	273	5	116	808	0	17	2,298
% Change	-31.7	2.4	-68.1	120.0	-84.5	32.1	n/a	-94.1	-13.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	125	0	0	0	0	0	0	0	125
January 2009	33	0	0	0	0	0	0	0	33
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	125	0	0	0	0	0	0	0	125
Year-to-date 2009	33	0	0	0	0	0	0	0	33
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
January 2010	706	4	64	0	100	18	0	42	934
January 2009	912	2	189	0	131	155	0	3	1,392
% Change	-22.6	100.0	-66.1	n/a	-23.7	-88.4	n/a	**	-32.9
COMPLETIONS									
January 2010	69	0	8	0	6	0	3	0	86
January 2009	81	0	19	0	19	0	0	0	119
% Change	-14.8	n/a	-57.9	n/a	-68.4	n/a	n/a	n/a	-27.7
Year-to-date 2010	69	0	8	0	6	0	3	0	86
Year-to-date 2009	81	0	19	0	19	0	0	0	119
% Change	-14.8	n/a	-57.9	n/a	-68.4	n/a	n/a	n/a	-27.7
COMPLETED & NOT ABSORBED									
January 2010	8	0	7	0	13	60	0	0	88
January 2009	27	0	33	0	36	54	0	0	150
% Change	-70.4	n/a	-78.8	n/a	-63.9	11.1	n/a	n/a	-41.3
ABSORBED									
January 2010	69	0	8	0	6	1	3	0	87
January 2009	85	0	17	0	25	0	0	0	127
% Change	-18.8	n/a	-52.9	n/a	-76.0	n/a	n/a	n/a	-31.5
Year-to-date 2010	69	0	8	0	6	1	3	0	87
Year-to-date 2009	85	0	17	0	25	0	0	0	127
% Change	-18.8	n/a	-52.9	n/a	-76.0	n/a	n/a	n/a	-31.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	1,070	144	155	0	55	332	0	43	1,799
January 2009	464	216	172	0	30	669	0	110	1,661
% Change	130.6	-33.3	-9.9	n/a	83.3	-50.4	n/a	-60.9	8.3
Year-to-date 2010	1,070	144	155	0	55	332	0	43	1,799
Year-to-date 2009	464	216	172	0	30	669	0	110	1,661
% Change	130.6	-33.3	-9.9	n/a	83.3	-50.4	n/a	-60.9	8.3
UNDER CONSTRUCTION									
January 2010	7,519	1,414	2,401	32	964	34,313	8	2,886	49,567
January 2009	7,817	1,898	2,504	64	1,707	36,486	16	2,080	52,572
% Change	-3.8	-25.5	-4.1	-50.0	-43.5	-6.0	-50.0	38.8	-5.7
COMPLETIONS									
January 2010	670	154	70	7	22	1,093	3	85	2,104
January 2009	990	164	315	6	139	791	0	23	2,428
% Change	-32.3	-6.1	-77.8	16.7	-84.2	38.2	n/a	**	-13.3
Year-to-date 2010	670	154	70	7	22	1,093	3	85	2,104
Year-to-date 2009	990	164	315	6	139	791	0	23	2,428
% Change	-32.3	-6.1	-77.8	16.7	-84.2	38.2	n/a	**	-13.3
COMPLETED & NOT ABSORBED									
January 2010	425	27	128	3	39	428	26	258	1,334
January 2009	630	56	139	0	62	330	16	121	1,354
% Change	-32.5	-51.8	-7.9	n/a	-37.1	29.7	62.5	113.2	-1.5
ABSORBED									
January 2010	678	164	91	9	22	1 034	3	1	2,002
January 2009	998	179	309	6	141	808	0	17	2,458
% Change	-32.1	-8.4	-70.6	50.0	-84.4	28.0	n/a	-94.1	-18.6
Year-to-date 2010	678	164	91	9	22	1,034	3	1	2,002
Year-to-date 2009	998	179	309	6	141	808	0	17	2,458
% Change	-32.1	-8.4	-70.6	50.0	-84.4	28.0	n/a	-94.1	-18.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
January 2010	56	8	20	0	0	150	0	17	251
January 2009	54	50	68	0	0	669	0	2	843
York Region									
January 2010	513	58	34	0	0	0	0	0	605
January 2009	197	16	89	0	0	0	0	8	310
Peel Region									
January 2010	102	40	38	0	15	0	0	26	221
January 2009	52	116	0	0	0	0	0	0	168
Halton Region									
January 2010	235	34	50	0	40	182	0	0	541
January 2009	117	34	0	0	30	0	0	0	181
Durham Region									
January 2010	164	4	13	0	0	0	0	0	181
January 2009	44	0	15	0	0	0	0	100	159
Toronto CMA									
January 2010	947	130	141	0	44	150	0	43	1,455
January 2009	451	224	172	0	30	669	0	10	1,556
Oshawa CMA									
January 2010	125	0	0	0	0	0	0	0	125
January 2009	33	0	0	0	0	0	0	0	33
Greater Toronto Area									
January 2010	1,070	144	155	0	55	332	0	43	1,799
January 2009	464	216	172	0	30	669	0	110	1,661

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
January 2010	959	174	509	0	53	26,031	8	2,004	29,767
January 2009	1,122	428	842	0	79	27,336	0	1,315	31,122
York Region									
January 2010	3,051	530	940	1	80	3,202	0	120	7,925
January 2009	2,443	448	724	2	248	3,566	0	12	7,443
Peel Region									
January 2010	1,251	362	344	31	460	4,260	0	456	7,164
January 2009	1,766	708	250	50	677	4,445	16	650	8,562
Halton Region									
January 2010	1,090	264	311	0	261	802	0	264	2,992
January 2009	1,210	244	278	5	566	984	0	0	3,287
Durham Region									
January 2010	1,168	84	297	0	110	18	0	42	1,719
January 2009	1,276	70	410	7	137	155	0	103	2,158
Toronto CMA									
January 2010	6,851	1,328	2,408	77	805	33,788	8	2,610	47,905
January 2009	6,809	1,902	2,326	67	1,387	35,915	16	1,977	50,399
Oshawa CMA									
January 2010	706	4	64	0	100	18	0	42	934
January 2009	912	2	189	0	131	155	0	3	1,392
Greater Toronto Area									
January 2010	7,519	1,414	2,401	32	964	34,313	8	2,886	49,567
January 2009	7,817	1,898	2,504	64	1,707	36,486	16	2,080	52,572

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
January 2010	50	6	23	0	0	1,093	0	85	1,257
January 2009	79	0	80	0	47	791	0	8	1,005
York Region									
January 2010	297	96	12	0	0	0	0	0	405
January 2009	481	72	130	0	10	0	0	15	708
Peel Region									
January 2010	95	38	11	7	8	0	0	0	159
January 2009	178	36	14	1	2	0	0	0	231
Halton Region									
January 2010	108	10	6	0	8	0	0	0	132
January 2009	103	12	19	1	61	0	0	0	196
Durham Region									
January 2010	120	4	18	0	6	0	3	0	151
January 2009	149	44	72	4	19	0	0	0	288
Toronto CMA									
January 2010	614	162	66	9	18	1,151	0	85	2,105
January 2009	907	160	290	5	120	791	0	23	2,296
Oshawa CMA									
January 2010	69	0	8	0	6	0	3	0	86
January 2009	81	0	19	0	19	0	0	0	119
Greater Toronto Area									
January 2010	670	154	70	7	22	1,093	3	85	2,104
January 2009	990	164	315	6	139	791	0	23	2,428

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
January 2010	63	7	71	0	4	269	11	231	656
January 2009	124	17	61	0	9	207	14	6	438
York Region									
January 2010	8	2	12	0	12	53	0	0	87
January 2009	9	0	23	0	9	69	0	0	110
Peel Region									
January 2010	302	18	3	3	4	25	15	27	397
January 2009	399	29	1	0	3	0	2	115	549
Halton Region									
January 2010	38	0	17	0	6	21	0	0	82
January 2009	60	10	10	0	5	0	0	0	85
Durham Region									
January 2010	14	0	25	0	13	60	0	0	112
January 2009	38	0	44	0	36	54	0	0	172
Toronto CMA									
January 2010	415	27	117	3	21	379	26	258	1,246
January 2009	601	47	101	0	25	276	16	121	1,187
Oshawa CMA									
January 2010	8	0	7	0	13	60	0	0	88
January 2009	27	0	33	0	36	54	0	0	150
Greater Toronto Area									
January 2010	425	27	128	3	39	428	26	258	1,334
January 2009	630	56	139	0	62	330	16	121	1,354

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
January 2010	52	7	45	0	0	997	0	1	1,102
January 2009	74	8	56	0	40	808	0	0	986
York Region									
January 2010	304	96	12	0	0	36	0	0	448
January 2009	478	72	133	0	13	0	0	17	713
Peel Region									
January 2010	103	47	11	9	8	0	0	0	178
January 2009	191	34	14	1	2	0	0	0	242
Halton Region									
January 2010	99	10	7	0	8	0	0	0	124
January 2009	116	21	33	1	61	0	0	0	232
Durham Region									
January 2010	120	4	16	0	6	1	3	0	150
January 2009	139	44	73	4	25	0	0	0	285
Toronto CMA									
January 2010	622	172	87	11	18	1,067	0	1	1,978
January 2009	911	168	273	5	116	808	0	17	2,298
Oshawa CMA									
January 2010	69	0	8	0	6	1	3	0	87
January 2009	85	0	17	0	25	0	0	0	127
Greater Toronto Area									
January 2010	678	164	91	9	22	1,034	3	1	2,002
January 2009	998	179	309	6	141	808	0	17	2,458

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Toronto City	56	54	8	50	20	68	167	671	251	843	-70.2
Toronto	13	2	2	0	12	0	167	671	194	673	-71.2
East York	4	5	0	0	0	0	0	0	4	5	-20.0
Etobicoke	4	7	0	0	0	0	0	0	4	7	-42.9
North York	18	25	0	44	0	23	0	0	18	92	-80.4
Scarborough	15	14	6	6	8	45	0	0	29	65	-55.4
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	513	197	58	16	34	89	0	8	605	310	95.2
Aurora	46	36	2	12	0	0	0	0	48	48	0.0
East Gwillimbury	10	4	0	0	8	0	0	0	18	4	**
Georgina Township	10	3	0	0	0	0	0	0	10	3	**
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	5	18	8	2	8	19	0	8	21	47	-55.3
Newmarket	21	52	0	2	0	70	0	0	21	124	-83.1
Richmond Hill	61	24	0	0	14	0	0	0	75	24	**
Vaughan	297	20	44	0	0	0	0	0	341	20	**
Whitchurch-Stouffville	63	40	4	0	4	0	0	0	71	40	77.5
Peel Region	102	52	40	116	53	0	26	0	221	168	31.5
Brampton	82	52	38	4	49	0	26	0	195	56	**
Caledon	4	0	2	0	0	0	0	0	6	0	n/a
Mississauga	16	0	0	112	4	0	0	0	20	112	-82.1
Halton Region	235	117	34	34	90	30	182	0	541	181	198.9
Burlington	8	1	14	0	25	0	182	0	229	1	**
Halton Hills	15	5	0	0	23	0	0	0	38	5	**
Milton	206	103	20	34	0	24	0	0	226	161	40.4
Oakville	6	8	0	0	42	6	0	0	48	14	**
Durham Region	164	44	4	0	13	15	0	100	181	159	13.8
Ajax	30	8	4	0	13	4	0	0	47	12	**
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	45	12	0	0	0	0	0	0	45	12	**
Oshawa	58	14	0	0	0	0	0	0	58	14	**
Pickering	5	1	0	0	0	0	0	0	5	1	**
Scugog	3	1	0	0	0	0	0	100	3	101	-97.0
Uxbridge	0	0	0	0	0	11	0	0	0	11	-100.0
Whitby	22	7	0	0	0	0	0	0	22	7	**
Remainder of Toronto CMA	14	23	0	8	0	0	0	0	14	31	-54.8
Bradford West Gwillimbury	9	11	0	8	0	0	0	0	9	19	-52.6
Town of Mono	3	1	0	0	0	0	0	0	3	1	200.0
New Tecumseth	1	9	0	0	0	0	0	0	1	9	-88.9
Orangeville	1	2	0	0	0	0	0	0	1	2	-50.0
Toronto CMA	947	451	130	224	185	202	193	679	1,455	1,556	-6.5
Oshawa CMA	125	33	0	0	0	0	0	0	125	33	**
Greater Toronto Area (GTA)	1,070	464	144	216	210	202	375	779	1,799	1,661	8.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Toronto City	20	68	0	0	150	669	17	2
Toronto	12	0	0	0	150	669	17	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	23	0	0	0	0	0	0
Scarborough	8	45	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	34	89	0	0	0	0	0	8
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	8	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	19	0	0	0	0	0	8
Newmarket	0	70	0	0	0	0	0	0
Richmond Hill	14	0	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	4	0	0	0	0	0	0	0
Peel Region	53	0	0	0	0	0	26	0
Brampton	49	0	0	0	0	0	26	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	4	0	0	0	0	0	0	0
Halton Region	90	30	0	0	182	0	0	0
Burlington	25	0	0	0	182	0	0	0
Halton Hills	23	0	0	0	0	0	0	0
Milton	0	24	0	0	0	0	0	0
Oakville	42	6	0	0	0	0	0	0
Durham Region	13	15	0	0	0	0	0	100
Ajax	13	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	185	202	0	0	150	669	43	10
Oshawa CMA	0	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	210	202	0	0	332	669	43	110

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Toronto City	84	172	150	669	17	2	251	843
Toronto	27	2	150	669	17	2	194	673
East York	4	5	0	0	0	0	4	5
Etobicoke	4	7	0	0	0	0	4	7
North York	18	92	0	0	0	0	18	92
Scarborough	29	65	0	0	0	0	29	65
York	2	1	0	0	0	0	2	1
York Region	605	302	0	0	0	8	605	310
Aurora	48	48	0	0	0	0	48	48
East Gwillimbury	18	4	0	0	0	0	18	4
Georgina Township	10	3	0	0	0	0	10	3
King Township	0	0	0	0	0	0	0	0
Markham	21	39	0	0	0	8	21	47
Newmarket	21	124	0	0	0	0	21	124
Richmond Hill	75	24	0	0	0	0	75	24
Vaughan	341	20	0	0	0	0	341	20
Whitchurch-Stouffville	71	40	0	0	0	0	71	40
Peel Region	180	168	15	0	26	0	221	168
Brampton	154	56	15	0	26	0	195	56
Caledon	6	0	0	0	0	0	6	0
Mississauga	20	112	0	0	0	0	20	112
Halton Region	319	151	222	30	0	0	541	181
Burlington	36	1	193	0	0	0	229	1
Halton Hills	38	5	0	0	0	0	38	5
Milton	226	137	0	24	0	0	226	161
Oakville	19	8	29	6	0	0	48	14
Durham Region	181	59	0	0	0	100	181	159
Ajax	47	12	0	0	0	0	47	12
Brock	1	1	0	0	0	0	1	1
Clarington	45	12	0	0	0	0	45	12
Oshawa	58	14	0	0	0	0	58	14
Pickering	5	1	0	0	0	0	5	1
Scugog	3	1	0	0	0	100	3	101
Uxbridge	0	11	0	0	0	0	0	11
Whitby	22	7	0	0	0	0	22	7
Remainder of Toronto CMA	14	31	0	0	0	0	14	31
Bradford West Gwillimbury	9	19	0	0	0	0	9	19
Town of Mono	3	1	0	0	0	0	3	1
New Tecumseth	1	9	0	0	0	0	1	9
Orangeville	1	2	0	0	0	0	1	2
Toronto CMA	1,218	847	194	699	43	10	1,455	1,556
Oshawa CMA	125	33	0	0	0	0	125	33
Greater Toronto Area (GTA)	1,369	852	387	699	43	110	1,799	1,661

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Toronto City	50	79	6	0	23	127	1,178	799	1,257	1,005	25.1
Toronto	15	12	0	0	0	36	853	687	868	735	18.1
East York	8	4	0	0	0	0	198	0	206	4	**
Etobicoke	6	13	2	0	0	0	127	0	135	13	**
North York	7	28	0	0	0	91	0	0	7	119	-94.1
Scarborough	14	22	4	0	0	0	0	112	18	134	-86.6
York	0	0	0	0	23	0	0	0	23	0	n/a
York Region	297	481	96	72	12	140	0	15	405	708	-42.8
Aurora	4	56	2	0	0	11	0	0	6	67	-91.0
East Gwillimbury	3	7	0	0	12	4	0	0	15	11	36.4
Georgina Township	3	6	0	0	0	0	0	0	3	6	-50.0
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	59	188	44	66	0	38	0	15	103	307	-66.4
Newmarket	7	49	0	0	0	0	0	0	7	49	-85.7
Richmond Hill	11	13	6	2	0	0	0	0	17	15	13.3
Vaughan	195	110	34	4	0	10	0	0	229	124	84.7
Whitchurch-Stouffville	15	52	10	0	0	77	0	0	25	129	-80.6
Peel Region	102	179	38	38	19	14	0	0	159	231	-31.2
Brampton	61	143	10	36	13	0	0	0	84	179	-53.1
Caledon	0	5	0	2	0	0	0	0	0	7	-100.0
Mississauga	41	31	28	0	6	14	0	0	75	45	66.7
Halton Region	108	104	10	12	14	80	0	0	132	196	-32.7
Burlington	15	26	0	6	0	6	0	0	15	38	-60.5
Halton Hills	9	2	0	0	0	0	0	0	9	2	**
Milton	57	52	10	6	0	74	0	0	67	132	-49.2
Oakville	27	24	0	0	14	0	0	0	41	24	70.8
Durham Region	120	153	4	44	27	91	0	0	151	288	-47.6
Ajax	45	40	4	44	10	10	0	0	59	94	-37.2
Brock	1	9	0	0	0	0	0	0	1	9	-88.9
Clarington	21	18	0	0	0	0	0	0	21	18	16.7
Oshawa	22	31	0	0	17	19	0	0	39	50	-22.0
Pickering	2	6	0	0	0	43	0	0	2	49	-95.9
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	2	17	0	0	0	0	0	0	2	17	-88.2
Whitby	26	32	0	0	0	19	0	0	26	51	-49.0
Remainder of Toronto CMA	32	32	10	2	4	0	58	0	104	34	**
Bradford West Gwillimbury	9	27	6	2	0	0	0	0	15	29	-48.3
Town of Mono	1	0	0	0	0	0	0	0	1	0	n/a
New Tecumseth	22	1	2	0	0	0	0	0	24	1	**
Orangeville	0	4	2	0	4	0	58	0	64	4	**
Toronto CMA	623	912	164	162	82	408	1,236	814	2,105	2,296	-8.3
Oshawa CMA	69	81	0	0	17	38	0	0	86	119	-27.7
Greater Toronto Area (GTA)	677	996	154	166	95	452	1,178	814	2,104	2,428	-13.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Toronto City	23	127	0	0	1,093	791	85	8
Toronto	0	36	0	0	768	679	85	8
East York	0	0	0	0	198	0	0	0
Etobicoke	0	0	0	0	127	0	0	0
North York	0	91	0	0	0	0	0	0
Scarborough	0	0	0	0	0	112	0	0
York	23	0	0	0	0	0	0	0
York Region	12	140	0	0	0	0	0	15
Aurora	0	11	0	0	0	0	0	0
East Gwillimbury	12	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	38	0	0	0	0	0	15
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	10	0	0	0	0	0	0
Whitchurch-Stouffville	0	77	0	0	0	0	0	0
Peel Region	19	14	0	0	0	0	0	0
Brampton	13	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	6	14	0	0	0	0	0	0
Halton Region	14	80	0	0	0	0	0	0
Burlington	0	6	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	74	0	0	0	0	0	0
Oakville	14	0	0	0	0	0	0	0
Durham Region	24	91	3	0	0	0	0	0
Ajax	10	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	14	19	3	0	0	0	0	0
Pickering	0	43	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	19	0	0	0	0	0	0
Remainder of Toronto CMA	4	0	0	0	58	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	4	0	0	0	58	0	0	0
Toronto CMA	82	408	0	0	1,151	791	85	23
Oshawa CMA	14	38	3	0	0	0	0	0
Greater Toronto Area (GTA)	92	452	3	0	1,093	791	85	23

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Toronto City	79	159	1,093	838	85	8	1,257	1,005
Toronto	15	24	768	703	85	8	868	735
East York	8	4	198	0	0	0	206	4
Etobicoke	8	13	127	0	0	0	135	13
North York	7	96	0	23	0	0	7	119
Scarborough	18	22	0	112	0	0	18	134
York	23	0	0	0	0	0	23	0
York Region	405	683	0	10	0	15	405	708
Aurora	6	67	0	0	0	0	6	67
East Gwillimbury	15	11	0	0	0	0	15	11
Georgina Township	3	6	0	0	0	0	3	6
King Township	0	0	0	0	0	0	0	0
Markham	103	292	0	0	0	15	103	307
Newmarket	7	49	0	0	0	0	7	49
Richmond Hill	17	15	0	0	0	0	17	15
Vaughan	229	114	0	10	0	0	229	124
Whitchurch-Stouffville	25	129	0	0	0	0	25	129
Peel Region	144	228	15	3	0	0	159	231
Brampton	76	179	8	0	0	0	84	179
Caledon	0	4	0	3	0	0	0	7
Mississauga	68	45	7	0	0	0	75	45
Halton Region	124	134	8	62	0	0	132	196
Burlington	15	37	0	1	0	0	15	38
Halton Hills	9	2	0	0	0	0	9	2
Milton	67	71	0	61	0	0	67	132
Oakville	33	24	8	0	0	0	41	24
Durham Region	142	265	6	23	3	0	151	288
Ajax	59	94	0	0	0	0	59	94
Brock	1	9	0	0	0	0	1	9
Clarington	21	18	0	0	0	0	21	18
Oshawa	30	50	6	0	3	0	39	50
Pickering	2	49	0	0	0	0	2	49
Scugog	1	0	0	0	0	0	1	0
Uxbridge	2	13	0	4	0	0	2	17
Whitby	26	32	0	19	0	0	26	51
Remainder of Toronto CMA	42	34	62	0	0	0	104	34
Bradford West Gwillimbury	15	29	0	0	0	0	15	29
Town of Mono	1	0	0	0	0	0	1	0
New Tecumseth	20	1	4	0	0	0	24	1
Orangeville	6	4	58	0	0	0	64	4
Toronto CMA	842	1,357	1,178	916	85	23	2,105	2,296
Oshawa CMA	77	100	6	19	3	0	86	119
Greater Toronto Area (GTA)	894	1,469	1,122	936	88	23	2,104	2,428

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
January 2010	3	5.8	3	5.8	3	5.8	8	15.4	35	67.3	52	1,087,950	1,081,428
January 2009	4	5.4	3	4.1	3	4.1	15	20.3	49	66.2	74	867,500	922,138
Year-to-date 2010	3	5.8	3	5.8	3	5.8	8	15.4	35	67.3	52	1,087,950	1,081,428
Year-to-date 2009	4	5.4	3	4.1	3	4.1	15	20.3	49	66.2	74	867,500	922,138
Toronto													
January 2010	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,200,000	1,234,219
January 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	1,200,000	1,478,909
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,200,000	1,234,219
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	1,200,000	1,478,909
East York													
January 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Etobicoke													
January 2010	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,224,500	1,139,650
January 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,224,500	1,139,650
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
North York													
January 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
January 2009	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	925,182	962,326
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	925,182	962,326
Scarborough													
January 2010	3	21.4	3	21.4	3	21.4	3	21.4	2	14.3	14	464,990	503,114
January 2009	4	18.2	3	13.6	3	13.6	11	50.0	1	4.5	22	523,945	510,610
Year-to-date 2010	3	21.4	3	21.4	3	21.4	3	21.4	2	14.3	14	464,990	503,114
Year-to-date 2009	4	18.2	3	13.6	3	13.6	11	50.0	1	4.5	22	523,945	510,610
York													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2010	15	4.9	11	3.6	40	13.2	218	71.7	20	6.6	304	585,490	592,395
January 2009	60	12.6	74	15.5	85	17.8	232	48.5	27	5.6	478	514,945	546,817
Year-to-date 2010	15	4.9	11	3.6	40	13.2	218	71.7	20	6.6	304	585,490	592,395
Year-to-date 2009	60	12.6	74	15.5	85	17.8	232	48.5	27	5.6	478	514,945	546,817
Aurora													
January 2010	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
January 2009	1	1.8	6	10.7	26	46.4	22	39.3	1	1.8	56	485,945	510,445
Year-to-date 2010	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
Year-to-date 2009	1	1.8	6	10.7	26	46.4	22	39.3	1	1.8	56	485,945	510,445
East Gwillimbury													
January 2010	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
January 2009	3	42.9	0	0.0	0	0.0	0	0.0	4	57.1	7	--	--
Year-to-date 2010	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2009	3	42.9	0	0.0	0	0.0	0	0.0	4	57.1	7	--	--
Georgina Township													
January 2010	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
January 2009	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2010	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2009	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	--	--
King Township													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Markham													
January 2010	1	1.7	0	0.0	16	26.7	40	66.7	3	5.0	60	607,990	589,944
January 2009	2	1.1	36	19.3	23	12.3	123	65.8	3	1.6	187	613,990	576,120
Year-to-date 2010	1	1.7	0	0.0	16	26.7	40	66.7	3	5.0	60	607,990	589,944
Year-to-date 2009	2	1.1	36	19.3	23	12.3	123	65.8	3	1.6	187	613,990	576,120
Newmarket													
January 2010	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
January 2009	40	81.6	2	4.1	3	6.1	4	8.2	0	0.0	49	354,990	383,474
Year-to-date 2010	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2009	40	81.6	2	4.1	3	6.1	4	8.2	0	0.0	49	354,990	383,474
Richmond Hill													
January 2010	0	0.0	0	0.0	5	45.5	6	54.5	0	0.0	11	518,990	577,431
January 2009	0	0.0	3	23.1	4	30.8	5	38.5	1	7.7	13	492,990	532,435
Year-to-date 2010	0	0.0	0	0.0	5	45.5	6	54.5	0	0.0	11	518,990	577,431
Year-to-date 2009	0	0.0	3	23.1	4	30.8	5	38.5	1	7.7	13	492,990	532,435
Vaughan													
January 2010	3	1.5	5	2.5	14	6.9	166	82.2	14	6.9	202	600,450	611,513
January 2009	3	2.8	10	9.3	11	10.2	72	66.7	12	11.1	108	552,990	608,196
Year-to-date 2010	3	1.5	5	2.5	14	6.9	166	82.2	14	6.9	202	600,450	611,513
Year-to-date 2009	3	2.8	10	9.3	11	10.2	72	66.7	12	11.1	108	552,990	608,196
Whitchurch-Stouffville													
January 2010	4	26.7	4	26.7	2	13.3	5	33.3	0	0.0	15	434,990	461,451
January 2009	6	11.5	17	32.7	18	34.6	5	9.6	6	11.5	52	459,580	492,231
Year-to-date 2010	4	26.7	4	26.7	2	13.3	5	33.3	0	0.0	15	434,990	461,451
Year-to-date 2009	6	11.5	17	32.7	18	34.6	5	9.6	6	11.5	52	459,580	492,231

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
January 2010	18	16.1	11	9.8	17	15.2	38	33.9	28	25.0	112	541,900	609,276
January 2009	47	24.5	50	26.0	28	14.6	63	32.8	4	2.1	192	446,945	470,493
Year-to-date 2010	18	16.1	11	9.8	17	15.2	38	33.9	28	25.0	112	541,900	609,276
Year-to-date 2009	47	24.5	50	26.0	28	14.6	63	32.8	4	2.1	192	446,945	470,493
Brampton													
January 2010	18	26.5	11	16.2	13	19.1	23	33.8	3	4.4	68	476,400	486,620
January 2009	45	28.7	47	29.9	25	15.9	37	23.6	3	1.9	157	431,900	454,793
Year-to-date 2010	18	26.5	11	16.2	13	19.1	23	33.8	3	4.4	68	476,400	486,620
Year-to-date 2009	45	28.7	47	29.9	25	15.9	37	23.6	3	1.9	157	431,900	454,793
Caledon													
January 2010	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
January 2009	1	20.0	0	0.0	0	0.0	3	60.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2009	1	20.0	0	0.0	0	0.0	3	60.0	1	20.0	5	--	--
Mississauga													
January 2010	0	0.0	0	0.0	4	9.8	12	29.3	25	61.0	41	850,000	816,266
January 2009	1	3.3	3	10.0	3	10.0	23	76.7	0	0.0	30	542,900	538,133
Year-to-date 2010	0	0.0	0	0.0	4	9.8	12	29.3	25	61.0	41	850,000	816,266
Year-to-date 2009	1	3.3	3	10.0	3	10.0	23	76.7	0	0.0	30	542,900	538,133
Halton Region													
January 2010	13	13.1	18	18.2	38	38.4	12	12.1	18	18.2	99	463,990	658,410
January 2009	19	16.2	31	26.5	20	17.1	32	27.4	15	12.8	117	461,990	581,895
Year-to-date 2010	13	13.1	18	18.2	38	38.4	12	12.1	18	18.2	99	463,990	658,410
Year-to-date 2009	19	16.2	31	26.5	20	17.1	32	27.4	15	12.8	117	461,990	581,895
Burlington													
January 2010	0	0.0	2	11.8	13	76.5	1	5.9	1	5.9	17	463,990	676,462
January 2009	6	17.6	6	17.6	6	17.6	14	41.2	2	5.9	34	492,990	549,110
Year-to-date 2010	0	0.0	2	11.8	13	76.5	1	5.9	1	5.9	17	463,990	676,462
Year-to-date 2009	6	17.6	6	17.6	6	17.6	14	41.2	2	5.9	34	492,990	549,110
Halton Hills													
January 2010	0	0.0	1	11.1	1	11.1	2	22.2	5	55.6	9	--	--
January 2009	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	1	11.1	1	11.1	2	22.2	5	55.6	9	--	--
Year-to-date 2009	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Milton													
January 2010	13	22.8	15	26.3	24	42.1	2	3.5	3	5.3	57	450,900	466,727
January 2009	13	24.1	23	42.6	14	25.9	4	7.4	0	0.0	54	430,900	439,715
Year-to-date 2010	13	22.8	15	26.3	24	42.1	2	3.5	3	5.3	57	450,900	466,727
Year-to-date 2009	13	24.1	23	42.6	14	25.9	4	7.4	0	0.0	54	430,900	439,715
Oakville													
January 2010	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	1,000,000	1,266,209
January 2009	0	0.0	0	0.0	0	0.0	12	48.0	13	52.0	25	754,900	943,785
Year-to-date 2010	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	1,000,000	1,266,209
Year-to-date 2009	0	0.0	0	0.0	0	0.0	12	48.0	13	52.0	25	754,900	943,785

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

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	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
January 2010	55	45.8	7	5.8	14	11.7	42	35.0	2	1.7	120	435,900	444,823
January 2009	93	65.0	9	6.3	14	9.8	26	18.2	1	0.7	143	357,990	396,039
Year-to-date 2010	55	45.8	7	5.8	14	11.7	42	35.0	2	1.7	120	435,900	444,823
Year-to-date 2009	93	65.0	9	6.3	14	9.8	26	18.2	1	0.7	143	357,990	396,039
Ajax													
January 2010	7	14.9	0	0.0	7	14.9	33	70.2	0	0.0	47	541,100	516,338
January 2009	12	34.3	2	5.7	8	22.9	13	37.1	0	0.0	35	488,800	473,477
Year-to-date 2010	7	14.9	0	0.0	7	14.9	33	70.2	0	0.0	47	541,100	516,338
Year-to-date 2009	12	34.3	2	5.7	8	22.9	13	37.1	0	0.0	35	488,800	473,477
Brock													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
January 2010	18	85.7	2	9.5	1	4.8	0	0.0	0	0.0	21	322,990	343,327
January 2009	16	84.2	1	5.3	0	0.0	2	10.5	0	0.0	19	314,990	341,261
Year-to-date 2010	18	85.7	2	9.5	1	4.8	0	0.0	0	0.0	21	322,990	343,327
Year-to-date 2009	16	84.2	1	5.3	0	0.0	2	10.5	0	0.0	19	314,990	341,261
Oshawa													
January 2010	18	81.8	2	9.1	1	4.5	1	4.5	0	0.0	22	348,245	349,019
January 2009	25	75.8	4	12.1	4	12.1	0	0.0	0	0.0	33	321,990	342,596
Year-to-date 2010	18	81.8	2	9.1	1	4.5	1	4.5	0	0.0	22	348,245	349,019
Year-to-date 2009	25	75.8	4	12.1	4	12.1	0	0.0	0	0.0	33	321,990	342,596
Pickering													
January 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
January 2009	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Scugog													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
January 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
January 2009	11	64.7	0	0.0	0	0.0	6	35.3	0	0.0	17	377,700	414,326
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	11	64.7	0	0.0	0	0.0	6	35.3	0	0.0	17	377,700	414,326
Whitby													
January 2010	12	46.2	3	11.5	5	19.2	5	19.2	1	3.8	26	435,900	431,073
January 2009	29	87.9	2	6.1	0	0.0	2	6.1	0	0.0	33	342,900	346,841
Year-to-date 2010	12	46.2	3	11.5	5	19.2	5	19.2	1	3.8	26	435,900	431,073
Year-to-date 2009	29	87.9	2	6.1	0	0.0	2	6.1	0	0.0	33	342,900	346,841

Source: CMHC (Market Absorption Survey)

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	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
January 2010	28	87.5	3	9.4	0	0.0	1	3.1	0	0.0	32	299,990	322,987
January 2009	22	71.0	6	19.4	1	3.2	2	6.5	0	0.0	31	350,000	373,300
Year-to-date 2010	28	87.5	3	9.4	0	0.0	1	3.1	0	0.0	32	299,990	322,987
Year-to-date 2009	22	71.0	6	19.4	1	3.2	2	6.5	0	0.0	31	350,000	373,300
Bradford West Gwillimbury													
January 2010	6	66.7	3	33.3	0	0.0	0	0.0	0	0.0	9	--	--
January 2009	21	80.8	4	15.4	1	3.8	0	0.0	0	0.0	26	350,000	355,831
Year-to-date 2010	6	66.7	3	33.3	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2009	21	80.8	4	15.4	1	3.8	0	0.0	0	0.0	26	350,000	355,831
Town of Mono													
January 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
New Tecumseth													
January 2010	22	100.0	0	0.0	0	0.0	0	0.0	0	0.0	22	279,990	284,081
January 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	22	100.0	0	0.0	0	0.0	0	0.0	0	0.0	22	279,990	284,081
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Orangeville													
January 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2009	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Toronto CMA													
January 2010	84	13.3	44	7.0	92	14.5	312	49.3	101	16.0	633	566,600	625,375
January 2009	169	18.4	160	17.5	141	15.4	352	38.4	94	10.3	916	495,700	554,950
Year-to-date 2010	84	13.3	44	7.0	92	14.5	312	49.3	101	16.0	633	566,600	625,375
Year-to-date 2009	169	18.4	160	17.5	141	15.4	352	38.4	94	10.3	916	495,700	554,950
Oshawa CMA													
January 2010	48	69.6	7	10.1	7	10.1	6	8.7	1	1.4	69	350,990	378,205
January 2009	70	82.4	7	8.2	4	4.7	4	4.7	0	0.0	85	333,990	343,946
Year-to-date 2010	48	69.6	7	10.1	7	10.1	6	8.7	1	1.4	69	350,990	378,205
Year-to-date 2009	70	82.4	7	8.2	4	4.7	4	4.7	0	0.0	85	333,990	343,946
Greater Toronto Area													
January 2010	104	15.1	50	7.3	112	16.3	318	46.3	103	15.0	687	557,990	615,899
January 2009	223	22.2	167	16.6	150	14.9	368	36.7	96	9.6	1,004	487,900	542,497
Year-to-date 2010	104	15.1	50	7.3	112	16.3	318	46.3	103	15.0	687	557,990	615,899
Year-to-date 2009	223	22.2	167	16.6	150	14.9	368	36.7	96	9.6	1,004	487,900	542,497

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2010						
Submarket	Jan 2010	Jan 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,081,428	922,138	17.3	1,081,428	922,138	17.3
Toronto	1,234,219	1,478,909	-16.5	1,234,219	1,478,909	-16.5
East York	--	--	n/a	--	--	n/a
Etobicoke	1,139,650	--	n/a	1,139,650	--	n/a
North York	--	962,326	n/a	--	962,326	n/a
Scarborough	503,114	510,610	-1.5	503,114	510,610	-1.5
York	--	--	n/a	--	--	n/a
York Region	592,395	546,817	8.3	592,395	546,817	8.3
Aurora	--	510,445	n/a	--	510,445	n/a
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	--	--	n/a	--	--	n/a
King Township	--	--	n/a	--	--	n/a
Markham	589,944	576,120	2.4	589,944	576,120	2.4
Newmarket	--	383,474	n/a	--	383,474	n/a
Richmond Hill	577,431	532,435	8.5	577,431	532,435	8.5
Vaughan	611,513	608,196	0.5	611,513	608,196	0.5
Whitchurch-Stouffville	461,451	492,231	-6.3	461,451	492,231	-6.3
Peel Region	609,276	470,493	29.5	609,276	470,493	29.5
Brampton	486,620	454,793	7.0	486,620	454,793	7.0
Caledon	--	--	n/a	--	--	n/a
Mississauga	816,266	538,133	51.7	816,266	538,133	51.7
Halton Region	658,410	581,895	13.1	658,410	581,895	13.1
Burlington	676,462	549,110	23.2	676,462	549,110	23.2
Halton Hills	--	--	n/a	--	--	n/a
Milton	466,727	439,715	6.1	466,727	439,715	6.1
Oakville	1,266,209	943,785	34.2	1,266,209	943,785	34.2
Durham Region	444,823	396,039	12.3	444,823	396,039	12.3
Ajax	516,338	473,477	9.1	516,338	473,477	9.1
Brock	--	--	n/a	--	--	n/a
Clarington	343,327	341,261	0.6	343,327	341,261	0.6
Oshawa	349,019	342,596	1.9	349,019	342,596	1.9
Pickering	--	--	n/a	--	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	414,326	n/a	--	414,326	n/a
Whitby	431,073	346,841	24.3	431,073	346,841	24.3
Remainder of Toronto CMA	322,987	373,300	-13.5	322,987	373,300	-13.5
Bradford West Gwillimbury	--	355,831	n/a	--	355,831	n/a
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	284,081	--	n/a	284,081	--	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	625,375	554,950	12.7	625,375	554,950	12.7
Oshawa CMA	378,205	343,946	10.0	378,205	343,946	10.0
Greater Toronto Area (GTA)	615,899	542,497	13.5	615,899	542,497	13.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
January 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,628	10,021	11,898	72.5	409,058	19.0	431,761
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	2,670	-47.4		10,360			343,632	-8.2	
	YTD 2010	4,986	86.7		10,021			409,058	19.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
January 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	555	1,348	1,299	42.8	257,095	5.5	265,025
	February	506	-34.3	559	1,212	1,242	45.0	263,838	-2.8	265,044
	March	694	-15.8	628	779	710	88.5	263,970	-4.2	263,856
	April	843	-14.8	680	779	620	109.6	269,596	-2.2	268,620
	May	1,026	-2.4	744	1,546	1,156	64.4	278,592	-1.5	272,127
	June	1,115	15.4	837	1,468	1,312	63.8	281,765	-0.5	273,827
	July	1,033	15.8	871	1,313	1,341	64.9	285,247	3.7	281,510
	August	876	17.4	842	1,169	1,183	71.1	278,480	2.8	279,410
	September	825	9.3	884	1,169	1,093	80.9	282,308	5.2	282,676
	October	858	49.0	922	1,169	1,182	78.0	288,986	9.1	288,701
	November	695	69.9	888	986	1,299	68.3	286,497	6.5	288,131
	December	507	91.3	952	547	1,383	68.9	286,724	9.1	294,365
2010	January	532	52.0	852	1,120	1,078	79.0	289,195	12.5	298,130
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,550	-27.8		3,339			262,374	-1.3	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	350	-36.8		1,348			257,095	5.5	
	YTD 2010	532	52.0		1,120			289,195	12.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
January 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49		114.5	2,915	9.4	68.4	856
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA January 2010										
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49		114.5	179.1	10.4	67.4	891
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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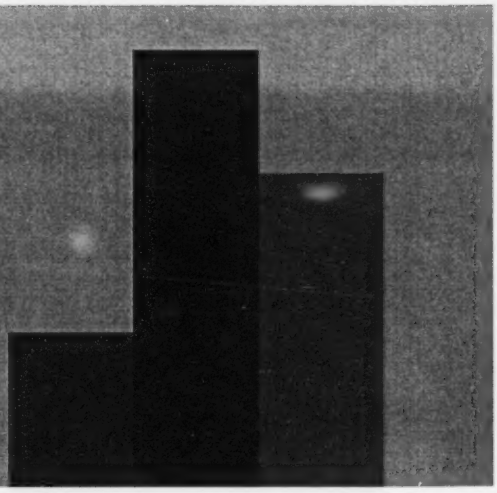

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